

Seymour Zoning Classifications

- R-S **Residential suburban** – larger lot sizes for single family units in outlying residential districts where space is not at a premium
- R-1 **Single family** – residential areas where space is at a premium because of pre-determined lot sizes or limited area for single family units
- R-2 **Multi-Family** – areas where planned multi-family units are encouraged
- R-3 **Established urban** – already established urban in nature, consisting of a mixture of single family, two family, and multi-family units
- R-4 **Mobile homes** – area set aside for mobile home units

- C-1 **Local business** – complete range of retail sales and personal, professional, and business services required for residential neighborhoods; not heavy traffic generators such as theaters, hotels, or department stores, or used requiring outdoor display or operations
- C-2 **General business** – major business districts and regional shopping centers; allows heavy traffic generators such as theaters and hotels, as well as warehouse and wholesale establishments; certain outdoor activities permitted
- C-3 **Roadside business** – retail sales and service functions and businesses requiring outdoor display, sales, or storage, or outdoor commercial amusement and recreational activities
- C-4 **Central business district** – the already established central business district; to permit continued development where majority of vacant land has already been occupied
- C-5 **Commercial industrial** – areas for retail and commercial functions requiring unusually incompatible features such as major outdoor storage and/or display of sizeable merchandise

- I-1 **Light industrial** – industries whose operations are completely within an enclosed building; no nuisance factor outside any building; no storage permitted in any non-screened open space; loading and unloading berths completely enclosed or shielded; strict controls on intensity of land use; usually located adjacent to residential areas serving as a buffer between heavier industrial districts and business or residential districts
- I-2 **Heavy industrial** – heavy industries requiring outside storage or other factors that prevent them being included in light industrial; whenever possible, removed from residential districts and buffered by light industries